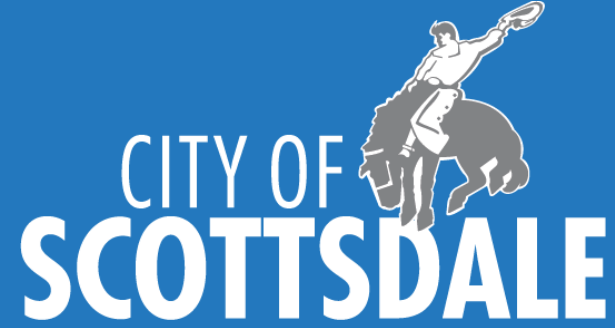


5-TA-2020
Parking Text Amendment

The open house will begin shortly.



Parking Text Amendment

5-TA-2020

**Open House
April 1, 2021**

Coordinator: Bryan Cluff

Background

- February 11, 2020 City Council Work Study Session
 - Focus on Old Town area but may have some applicability city-wide
 - Citizen Petition

City Council Recommendations:

- Parking study.
- Review the in-lieu parking program.
- Guest parking for multi-family developments and hotels.
- Employee parking at hotels.
- Office (higher intensity uses)
- Strategic partnerships with private sector.
- Ingress of employees into the Downtown area and its impact.
- 2- and 3-hour parking.
- Investigate paid parking component for special events.
- Enhance wayfinding for public parking/rideshare.

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5-TA-2020

October 14, 2020 - Planning Commission initiated a text amendment to the Zoning Ordinance to amend Parking Requirements:

1. Multi-family Residential
2. Travel Accommodations (Hotel)
3. Office (Call Centers)
4. In-lieu Parking
5. Downtown Overlay
6. Special Improvement Requirements

Travel Accommodations (Hotels)

- New base (per room) requirement: 1.0
 - Existing: 1.25
- Clarify requirements associated with conference space and auxiliary commercial uses.
- Add performance requirement on parking master plans to address employee parking.

Multi-family Residential

- New - Guest parking requirement of 1 per 8 units, downtown and outside of downtown.
- Adjusted the per unit requirement in the downtown area to match current requirement outside the downtown area.
 - a) 1.25 per studio (existing - 1)
 - b) 1.3 per 1 bed (existing - 1)
 - c) 1.7 per 2 bed (existing - 2)
 - d) 1.9 per 3 bed or more (existing - 2)

Office

- New category for call center (higher demand) type offices with a requirement of 5 per 1000 square feet (1 space per 200 square feet)

Parking Credits

- Eliminated the option to purchase new permanent in-lieu spaces; leasing remains an option.
- Reduced the Downtown Overlay parking waiver from 2,000 square feet to 500 square feet, and from 4 dwelling units to 1 dwelling unit.

Special Improvement Requirements (Public Parking)

Propose Change:

- Provide more credit for above ground structures that are integrated with a building or include enhanced design.

Code Already Requires:

- Required parking must be free.
- Public parking that is part of a private development:
 - Must be free
 - Must include public access rights
 - Must be open to public between 6am and 12am (minimum)
 - May not be used for valet
 - Location per City Council approval

Next Steps

- Planning Commission Recommendation – April 14, 2021
- City Council – May 4, 2021 (TBD)

Resources

- Case Information Page (5-TA-2020)

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51704>

- Draft Ordinance Language
- CC Work Study Session
- Background Materials
- Staff Reports

Bryan Cluff

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